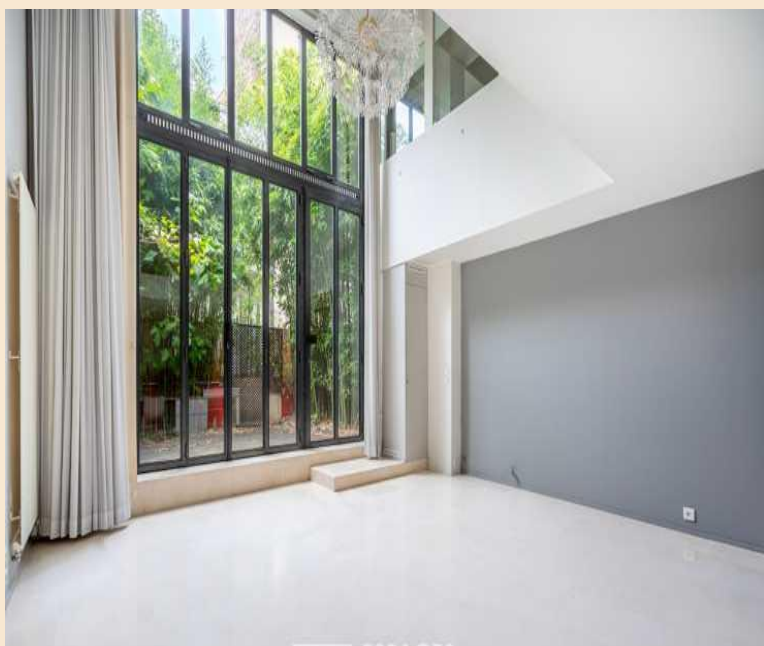


[Click to view MFH-PARIS7777-1](#)

## Duplex loft with tree-lined terrace

Paris , Paris , Paris Ile-de-France



**€1,135,000**

inc. of agency fees

2 Beds      1 Baths      126 sqm

This property is offered to you in interactive auction through Drouot.immo. The date of the sale is scheduled for 30/01/25. Participation in the interactive sale is subject to prior approval. The price...

### At a Glance

<b>Reference</b>	MFH-PARIS7777-1	<b>Near to</b>	Paris	<b>Price</b>	€1,135,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	126 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This property is offered to you in interactive auction through Drouot.immo. The date of the sale is scheduled for 30/01/25. Participation in the interactive sale is subject to prior approval. The price displayed corresponds to the starting price, including sales fees.

Starting price: 1,135,000 euros

Visits from November 25 to January 29, 2025

Sale on January 30, 2025

Bidding level: 20,000 euros

Located in the heart of a bamboo alley and sheltered from view, this 126 m<sup>2</sup> duplex loft (124.12 m<sup>2</sup> Carrez) is enhanced by a 20.50 m<sup>2</sup> terrace.

On the ground floor, the living room with open kitchen of 45 m<sup>2</sup>, 5 meters high, impresses with its volumes and its sunshine thanks to its south-facing orientation.

In the extension are a back kitchen with a laundry room, a toilet and a staircase leading to the sleeping area and the office on the mezzanine.

Upstairs, two bedrooms of 15.53 m<sup>2</sup> and 10.33 m<sup>2</sup> overlook the living room facing the bay window, thus benefiting from the light and the view. This floor also accommodates an office space lit by a skylight that can constitute a third bedroom, as well as a bathroom and shower, a second separate toilet and a dressing room. This place with the spirit of a resolutely contemporary artist's studio is surrounded by greenery, bathed in light and enjoys great tranquility.

Subject to the status of the co-ownership.

Metros: Buzenval and Nation

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between euros1,370 and euros1,890

Information on the risks to which this property is exposed is available on the GÉORISQUES website:

RSAC: Paris

Condominiums of 48 units

Annual expenses : 1752 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,135,000

### Key Information

Internal Area:	126 sqm
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### Location: Paris Ile-de-France



## Gallery



CE BIEN VOUS EST PROPOSÉ EN VENTE AUX ENCHÈRES  
INTERACTIVE EN PARTENARIAT AVEC DROUOT.IMMO

INTÉRESSÉ ? 

1

### Visitez le bien

Prenez contact avec l'agence  
Espaces Atypiques pour organiser  
la visite de bien et obtenir tous les  
renseignements dont vous avez  
besoin avant la vente.

2

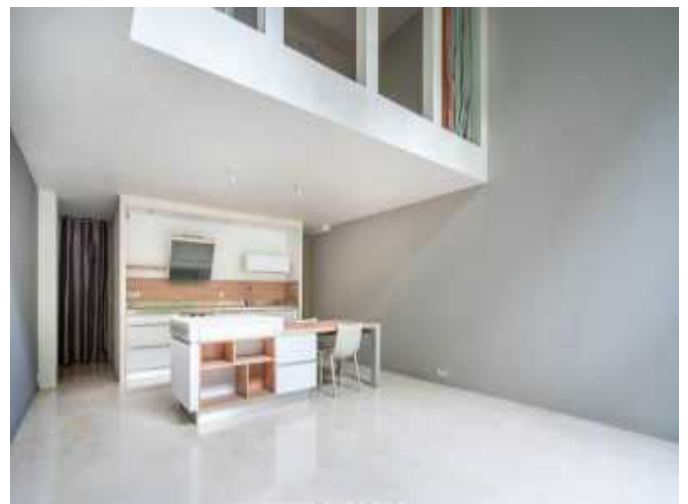
### Inscrivez-vous à la vente

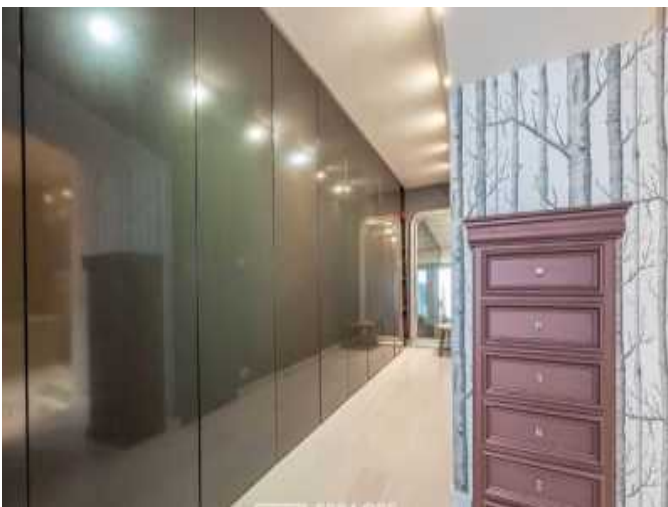
Inscrivez-vous en quelques clics  
sur [Drouot.com](https://www.drouot.com) en fournissant  
les justificatifs demandés et  
attendez la confirmation de votre  
inscription.

3

### Participez aux enchères

Connectez-vous à l'heure de la  
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or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

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